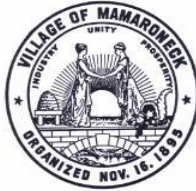


**Village of**



**Mamaroneck**

**Village Zoning Board of Appeals**  
169 Mount Pleasant Avenue – 3<sup>rd</sup> Floor  
Mamaroneck, NY 10543

July 24, 2020

Mayor Murphy and Board of Trustees  
c/o Agostino Fusco, Village Clerk  
Village of Mamaroneck  
123 Mamaroneck Avenue  
Mamaroneck, NY 10543

**RE: Amending Definitions Within The Village's Zoning Code**

Dear Mr. Murphy and Board of Trustees:

The Village's Zoning Code has not been updated and/or revised in any significant manner since the Zoning's Code adoption in 1968. With such an antiquated Zoning Code, many of the terms, definitions, policies and procedures do not provide a progressive approach to planning the Village's future in a sustainability manner.

While we, the Zoning Board, recommend reviewing and amending the Zoning Code in its entirety, the following four terms require immediate attention:

- Event – There is no definition in the Village's Zoning Code, but this term is mentioned throughout the Code;
- Non-Member Event – This term is "loosely" defined in Section 342-35(B)(9) of the Zoning Code;
- Member Event - There is no definition in the Village's Zoning Code, but this term arose while attempting to understand the definition of "Non-Member Event" and
- Dwelling Unit – While this term is defined in Section 342-3 of the Village's Zoning Code, this definition ambiguity which makes it very difficult to render decisions what is classified as a "dwelling unit".

While the Zoning Board knows it is an arduous task to update the Village's Zoning Code, the Zoning Board is respectfully, requesting its commencement. If Mayor Murphy and Village Board clarify these terms within the Zoning Code, the Village's Zoning Board will be better able to make a more informed decision regarding various applications which are currently before the Zoning Board.

Any prompt assistance that can be provided will advance the Village's land use review process for applicants, the Building Inspector, the Planning Department, the Boards' and the general public. The Zoning Board appreciates you taking our considerations into account. We look forward to hearing from Mayor Murphy and Village Board of Trustees.

Respectfully,

Robin Kramer, Esq.  
Zoning Board Chair

Cc: Village Manager  
Deputy Village Manager  
Planning Director  
Building Inspector  
Village Clerk